



GRASSROOTS
REALTY GROUP

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1317 20 Avenue NW
Calgary, Alberta

MLS # A2333331



\$950,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Jetted Tub		

Inclusions: None

Bright open plan, detached infill, with a two bedroom legal suite. Both the house and legal suite have high quality finishes through out. Plank wood flooring, granite counter tops, stainless steel appliances. Main floor has a den/office, kitchen open to living & dining room with feature wall with gas fire place. Sliding doors to deck over looking south facing private backyard c/w gas hook up for BBQ. Upstairs has two bedrooms . Primary bedroom is massive with built-ins and a spa like en-suite. There is a second bath for the guest bedroom. Also an upstairs laundry for convenience. The legal suite has its own out door space with a large patio by the entrance. Floor to ceiling windows in the living room and large windows through out for amazing natural light. (Both fridges new 2025, upstairs dishwasher new 2025, suite dryer new 2025, sump pump replaced 2023, sewage pump replaced 2026). Total of 5 bedrooms with the walk-out 2 bedroom legal suite.